

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	EAS.77
Historic Name:	Cobb, Arthur H. General Store
Common Name:	Morse, George Mitten Factory
Address:	580 Massasoit Rd
City/Town:	Eastham
Village/Neighborhood:	North Eastham
Local No:	08-279
Year Constructed:	
Architect(s):	
Architectural Style(s):	No style
Use(s):	Clothing Factory; General Retail Store; Market or Grocery Store; Other Residential; Speciality store
Significance:	Architecture; Commerce; Industry
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Shingle; Wood Clapboard; Wood Foundation: Brick



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM B - BUILDING

PI N. EAST

EAS. 77



Assessor's
Number

08/279

USGS Quad

Orleans

Area(s)

Form Number

77

Town

Eastham

Place (neighborhood or village)

Address

580 Massasoit Road

Historic Name

Uses: Present

Commercial and Residential

Original

Commercial

Date of Construction

1879

Source

See Bibliography*

Style/Form

Astylistic

Architect/Builder

Exterior Material:

Foundation

Brick

Wall/Trim Clapboard (Facade and

N Elevation), Shingles (Other Elevations)

Roof

Asphalt Shingles

Outbuildings/Secondary Structures

Major Alterations (with dates)

Condition

Good

Moved ☒ no

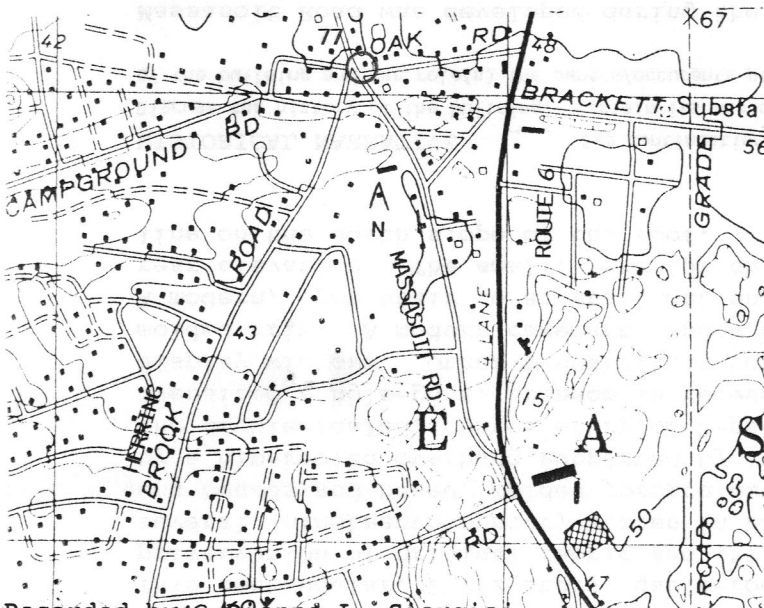
☐ yes Date

Acreage

.2 Acres

Setting Located in a moderately-settled,
rural area on the NE corner of Oak and
Massasoit Roads.

here. Indicate North.



Recorded by C. Dianne L. Siergie

and Sanford Johnson

Organization: Commonweal Collaborative

Date:

August 1995

RECEIVED

SEP 20 1995

MASS. HIST. COMM.

BUILDING FORM

580 Massasoit Road

ARCHITECTURAL DESCRIPTION ☐ See continuation sheet.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This rectangular, 2 1/2-story, gable-roofed, building is notable for its preservation of original fabric and its survival as the only extant example of several, nineteenth-century stores in Eastham. Detail is largely limited to end boards and boxed, molded cornice with return. The storefront is sheltered by a hip-roofed overhang supported by large brackets at the corners. The double-leafed, center entry of 2-panel, wooden doors, located beneath an oversized single-pane, transom is recessed between the 2, large, 3/3-light, display windows. Other fenestration consists of 6/6, double-hung sash with molded trim. A modern casement window has been installed in the facade gable. A modern, open stair to an apartment on the second floor has been built on the rear elevation. The small, interior chimney is located just off the ridge line on the north slope of the roof.

HISTORICAL NARRATIVE ☐ See continuation sheet.

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

Massasoit Road was developed during the Federal Period (1775-1830). By the end of the Federal Period, Methodists had established a campground near Campground Road off Massasoit Road. This center for summer religious retreats lasted from 1830 to 1862 when the camp moved to Yarmouth. By 1831, one of Eastham's five schools and many residences were located on Massasoit Road.

It is likely that many of the residents were involved in agriculture. Grains were an early cash crop in Eastham and later, asparagus and turnips became more common. Husbandry and fishing were also important sources of income for Massasoit Road residents. By 1901, at least seven farmers were living on Massasoit Road. There were also a clerk, lighthouse keeper, laborer and a grocer. A provisions store was located on the corner of Oak and Massasoit Roads. By the twentieth century, the road had become an important way from Orleans through Eastham to Wellfleet. Seasonal residents had begun building summer homes and cottages by the Early Modern Period.

The building at 580 Massasoit Road is the oldest commercial building in Eastham. It was built in 1879 by Arthur H. Cobb who operated a grocery and general store. It was sold for \$300 in 1881 to George and Samuel Brackett who operated a mercantile and general store in the building for at least the next twenty seven years. They sold clothing, hats, crockery, tin, dry and fancy goods, farm and garden implements, paints and oils. The Brackett brothers also delivered to local residents. In the 1930's, George and Marie Morse of Plympton, Massachusetts converted the building to a mitten factory. The property is currently used as a thrift store.

BIBLIOGRAPHY and/or REFERENCES ☒ See continuation sheet.

☒ Recommended for listing in the National Register of Historic Places;
If checked, see attached National Register Criteria Statement form.

BIBLIOGRAPHY and/or REFERENCES (continued)

Cape Codder, November 30, 1984.

*Building File 580 Massasoit Road, Eastham Historical Society Archives.

Lowe, Alice Alberta. Nauset on Cape Cod: A History of Eastham.
(Falmouth: Eastham Historical Society, 1968), p. 43.

Massachusetts Historical Commission. Reconnaissance Report: Eastham,
Massachusetts.

Hales, John G. Map of the Town of Eastham, 1830.

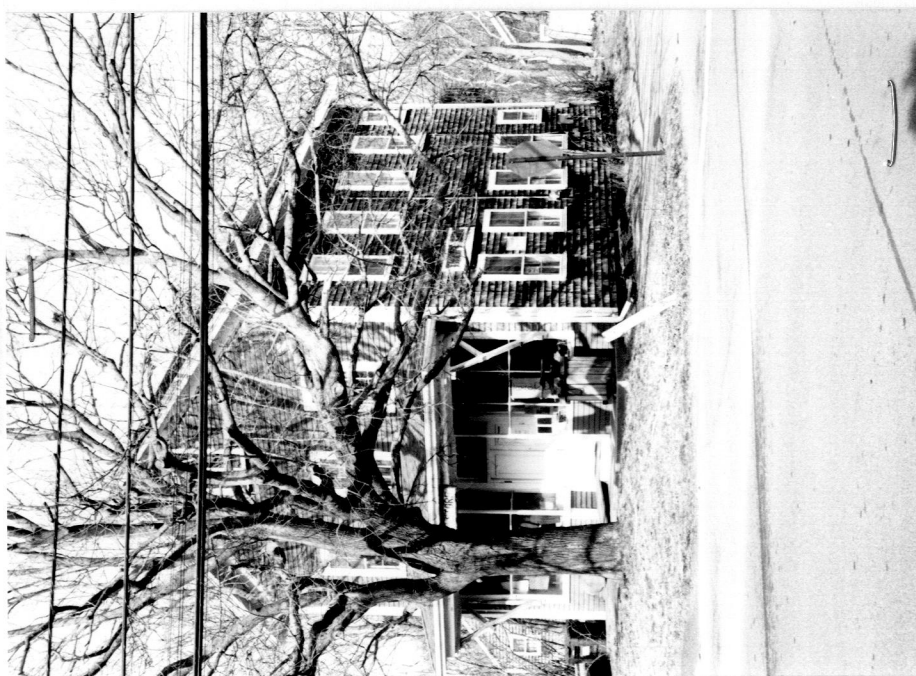
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Roger, Josiah, Knowles, Elijah and Kinsman, Simeon. Map of the Town of
Eastham, 1794.

Walker, George F. Atlas of Barnstable County. Boston: George F. Walker
& Co., 1880.

_____. Atlas of Barnstable County. Boston Walker
Lithographer and Publishing Co., 1908.

Wallings, Henry F. Map of Eastham. Boston: D. R. Smith Co., 1858.



Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community: Eastham
Property Address: 580 Massasoit Road

EAS.77

Area Form No. 77

National Register of Historic Places Criteria Statement

Check all that apply:

☒ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by: Dianne L. Siergiej
The criteria that are checked in the above sections must be justified here.

The property at 580 Massasoit Road is significant on a local level with regard to the above-referenced criteria as a remarkably-intact, nineteenth-century commercial building and as the sole-surviving, historic commercial building in Eastham.

Original yellow form: Eligibility file _____
Copies: Inventory form ✓ _____
Town file(w/corresp.) _____
Macris _____
NR director _____

EAS.77

Community: Eastham

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 10/95

Date Due:

Date Reviewed: 12/6/95

Type: X Individual

___ District (Attach map indicating boundaries)

Name: Cobb Grocery and General Store

Inventory Form: EAS.77

Address: 580 Massasoit Road

Requested by: LHC

Action: X Honor ___ ITC ___ Grant ___ R & C ___ Other:

Agency:

Staff in charge of Review: BF

INDIVIDUAL PROPERTIES

X Eligible
___ Eligible, also in district
___ Eligible only in district
___ Ineligible
___ More information needed

DISTRICTS

___ Eligible
___ Ineligible
___ More information needed

CRITERIA: X A ___ B X C ___ D

LEVEL: X Local ___ State ___ National

STATEMENT OF SIGNIFICANCE by Kathleen Kelly Broomer

Cobb Grocery and General Store, 580 Massasoit Road, meets Criterion A as the only historic commercial building extant in Eastham, significant for housing, for over a century, a succession of commercial and industrial enterprises serving the community in general and North Eastham in particular. The property also meets Criterion C as a well-preserved example of a building with historic storefront in Eastham, in spite of minor additions and alterations to the building (sash in gable window, rear fire escape) that are reversible.